



BOARD OF SUPERVISORS

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger

DCBA Rent Stabilization Program Hearing

AGENDA

Meeting Place:
320 West Temple Street Room 150
Los Angeles, California 90012

Hearing Officer(s):
Ms. Natoli: Items [1-10]



Joseph M. Nicchitta
Director

Joel Ayala
Chief Deputy

Rafael Carbajal
Chief Deputy

Meeting Date: Monday, July 29, 2019

Time: 10:00AM

PART I – CALL TO ORDER

1. Hearing Officer

PART II - PUBLIC HEARINGS

IRSO – Petition for Noncompliance

2. *Petition withdrawn by Petitioner*
Case #RSQ19-03471 (Ms. Louis)
M. MATILDE PEDROZA
236 S. KERN AVENUE LOS ANGELES, CALIFORNIA 90022

To request review of a rent increase raising monthly rent from \$800.00 to \$1,250.00 (56.25%).

Interim Rent Stabilization Ordinance – Petition for Relief from Moratorium

3. *Petition withdrawn by Petitioner*
Case # RSQ19-04503 (Ms. Louis)
MARGARET ALDRETE
388 S. FERRIS AVENUE UNIT B, LOS ANGELES, CA 90022

To request review of a petition to increase the total rent for the subject property from \$1,136.00 to \$1,300.00 (14.44%). The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

4. Case # RSQ19-03285 (Ms. Louis)
LLJ STRATFORD ROWLAND HEIGHTS, LLC
1940 FULLERTON ROAD UNITS 1-126 ROWLAND HEIGHTS, CA 91748

To request review of an increase in total rent for the subject property. The Petitioner began a capital improvement project prior to September 2018 and states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

5. Case # RSQ19-04419 (Ms. Louis)
LONZELL BRANCH
10200-02 S. WILTON PLACE LOS ANGELES, CA 90047

To request review of a petition to increase the total rent for the subject property from \$2,400.00 to \$2,800.00 (16.67%). The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

6. Case # RSQ19-04420 (Ms. Louis)
LONZELL BRANCH
2131-33 W. 104TH STREET LOS ANGELES, CA 90047

To request review of a petition to increase the total rent for the subject property from \$2,400.00 to \$2,800.00 (18.31%). The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

7. Case # RSQ19-04421 (Ms. Louis)
LONZELL BRANCH
10628-30 HAAS AVENUE LOS ANGELES, CA 90047

To request review of a petition to increase the total rent for the subject property from \$2,175.00 to \$2,575.00 (18.39%). The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

8. Case # RSQ19-04422 (Ms. Louis)
LONZELL BRANCH
10003-50 S. GRAMERCY PL. LOS ANGELES, CA 90047

To request review of a petition to increase the total rent for the subject property from \$1,600.00 to \$2,000.00 (25%). The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

9. Case # RSQ19-03929 (Ms. Louis)
DERICK WILLIAMS
2156-8 W. 102ND ST. LOS ANGELES, CA 90047

To request review of a petition to increase the total rent for the subject property from \$2,493.00 to \$3,800.00 (52.43%). The Petitioner states that they are not receiving a fair return on the property as a result of the implementation of the IRSO.

PART III - PUBLIC COMMENT

10. Public comment

PART IV – ADJOURNMENT

ADJOURNMENT TO 10:00AM THURSDAY, AUGUST 15, 2019

GLOSSARY OF RENT STABILIZATION TERMS:

IRSO – Interim Rent Stabilization Ordinance

RSO – Rent Stabilization Ordinance

IMRRO – Interim Mobilehome Rent Regulation Ordinance

Petitioner – Individual(s) completing a formal request for the Hearing Officer to hear and decide a rent increase dispute

Respondent - Individual(s) responding to a petitioner's formal request for the Hearing Officer to hear and decide a rent increase dispute

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Petitioners will be allowed ten (10) minutes to present testimony in support of their petition, with an additional five (5) minutes to respond to issues raised by other respondents – who will also be given ten (10) minutes to speak. Other proponents and opponents will be limited to two (2) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened without notice at any time prior to adjournment of the meeting.

MEETING MATERIALS: The agenda package is available at the Department of Consumer and Business Affairs ("Department"), 500 West Temple Street, B-96, Los Angeles, California 90012, and may be accessible on the Department's website at <http://rent.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the meeting regarding that matter.

ACCOMMODATIONS: Assisted Listening Devices are available upon request in Hearing Room 150 located at 320 West Temple Street, Los Angeles, California 90012. If you require special accommodations or material in an alternate format, please contact us at 833-223-RENT (7368) or rent@dcba.lacounty.gov

RECORDINGS: The Department of Consumer and Business Affairs posts recordings of all regularly scheduled hearings on its website at <http://rent.lacounty.gov>.